



CITY OF ITHACA
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DEPARTMENT OF PLANNING, BUILDING, & ECONOMIC DEVELOPMENT

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To: City of Ithaca Conservation Advisory Council (CAC)
City of Ithaca Planning & Development Board
City of Ithaca Bicycle/Pedestrian Advisory Council (BPAC)
John Barber, Ithaca Police Department, Chief
Tom Parsons, Ithaca Fire Department, Chief
Ray Benjamin, Acting Superintendent, Department of Public Works
Larry Roberts, Disability Advisory Council (DAC)
Andrew Rappaport, Disability Advisory Council (DAC)
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Mike Niechwiadowicz, Acting Building Commissioner
Scott Gibson, City Stormwater Management Officer
Jeanne Grace, City Forester
Skip Schell, Code Inspector
Tom West, Director of Engineering
Tim Logue, Traffic Systems Engineer
Elizabeth Cameron, Tompkins County Department of Health
Doug Swarts, TCAT

ACCESSING ONLINE DOCUMENTS

Site Plan Review & Subdivision Application Documents
(and Related Materials)

Site Plan Review application documents are accessible electronically via the "Online Documents" portion of the City web site (<http://www.egovlink.com/ithaca/docs/menu/home.asp>), under "Planning_and_Economic_Development" > "Site_Plan_Review_Project_Applications," and in the relevant year/month folder. Subdivision application materials can be similarly located, but in the "Subdivision_Applications" folder.

From: Lisa Nicholas, Senior Planner

Re: Projects for Review & Comment

Date: November 7, 2013

Please find listed below six new projects, including two projects carried over from prior months, which the Planning and Development Board will be considering at its **November 26, 2013** meeting. If you have any comments on these projects, please submit them to me no later than **NOON, November 18, 2013**, so the Planning Board may have the opportunity to fully consider them.

Project: Site Plan Review — 4-Story Hotel

Location: 371 Elmira Rd. (Tax Parcels #128.-2-7.1 & #128.-2-8.11)

Applicant: Optima Design & Engineering, for Ithaca Hotels, LLC

Anticipated Board Actions in November: Declaration of Lead Agency & Public Hearing

Project Description: The applicant proposes to construct a 4-story, 11,769-SF hotel with approximately 76 rooms and 76 parking spaces. The 1.4-acre project site contains two contiguous tax parcels, containing a 7,500+/- SF office commercial building, fronting Elmira Road, and an auto-body shop in the rear — with access from Spencer Road and large paved parking areas. Project development will require demolition of both buildings and the removal of approximately 0.25 acres of vegetation. Site improvements include retaining walls, a privacy fence, walkways landscaping, lighting, and bike racks. The project is in the SW-2 Zoning District. This is a Type I Action under both the City of Ithaca Environmental Quality Review Ordinance §176-4 B. (k) and an Unlisted Action under the State Environmental Quality Review Act, and is subject to environmental review. Parcel consolidation will be required.

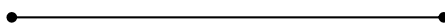
Project: Site Plan Review — Multi-Family Home with Parking Area

Location: 122 Sunrise Rd.

Applicant: Noah Demarest, STREAM Collaborative Architects

Anticipated Board Actions in November: Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance, and Consideration of Preliminary & Final Approval

Project Description: The applicant proposes to construct a two-family residential building located at 122 Sunrise Road on West Hill. The project involves construction of an owner-occupied home with an accessory walk-out basement apartment, a 4-car parking area, and associated driveway. The project spans 2 adjacent (and currently vacant) parcels. Due to the slopes on the western-most parcels (on which the house is proposed), access is through a driveway originating on the eastern parcel. This is an Unlisted Action under both the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act, and is subject to environmental review. A cross-easement agreement will be required.



Project: Site Plan Review — Commercial Building

Location: 214 Cherry St.

Applicant: Mad4Cherry, LLC

Anticipated Board Actions in November: Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance, and Consideration of Preliminary & Final Approval

Project Description: The applicant proposes to construct a 10,384-SF commercial building, gravel, and asphalt parking for 41 cars, landscaping, a sidewalk, signage, lighting, and other site improvements on the currently vacant parcel. The project is in the Industrial (I-1) zoning district. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act, and is subject to environmental review.



Project: Site Plan Review — Green Street Garage Trash & Recycling

Location: 108 E. Green St. (Green Street Garage)

Applicant: Scott Whitham for David Lubin (City of Ithaca, Owner)

Anticipated Board Actions in November: Declaration of Lead Agency & Public Hearing

Project Description: The applicant is proposing to reconfigure/relocate the trash and recycling area, and rearrange existing ground-level parking and vehicular circulation on the ground floor of the City-owned Green Street garage. The proposal is to relocate the trash and recycling to the service alley, south of Center Ithaca. Site work will require: demolition of a portion of the loading dock; construction of a new ramp and concrete platform along the south side of the alley; modification of the existing clean-out; and installation of a new access gate, overhead door, and roof canopy over the dock. Rearrangement of the ground floor of the parking garage consists of the following: widening the pedestrian walkway under the garage; refitting the snow storage silo to include materials storage; converting the 7 diagonal spaces into a loading zone; adding 15 new parking spaces; and creating a loading zone with 3 spaces. The project is in the CDB-140 Zoning district. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act, and is subject to environmental review. The project requires approval by the Board Public Works and Common Council.

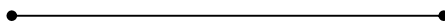
Project: Modified Site Plan Review — Purity Ice Cream

Location: 700 Cascadilla St.

Applicant: John Snyder Architects, for Bruce Lane, Owner

Anticipated Board Actions in November: Public Hearing & Consideration of Modified Site Plan Approval

Project Description: The applicant is requesting changes to the site plan approved on July 23, 2013. The modified project includes interior renovations of the existing masonry and steel-framed building, as well as the additional second-story level to include 2,866 SF of new office space, elevator tower, lobby space, restrooms, mechanicals and an outdoor terrace seating area. Site work will include: an outdoor patio; pedestrian walkways; new sidewalk paving and pedestrian areas on Cascadilla Street; reorganization and repaving of the parking area; to include 25 spaces (no change from the approved site plan); landscaping; and a wooden guard-rail fence along Fulton Street. The previously-approved access road from the parking area to Cascadilla Street has been removed, as has the Fulton/Eddy Street parking lot. The Cascadilla Street parking lot is unchanged from the approved site plan. Proposed modifications are consistent with the environmental review (including required mitigations) that was completed for this project on June 25, 2013.



Project: Site Plan Review — East Avenue Entry Renovations & Second Floor Infill

Location: Statler Hall, 106 Statler Dr., Cornell University Campus

Applicant: Davies Orinda, Cornell University

Anticipated Board Actions in November: Declaration of Lead Agency

Project Description: The applicant proposes to infill the second-floor atrium area to create academic program space and increase energy-efficiency in winter. A major goal for the entry renovation is to create a sustainable and long-lasting structure, which will deal with air infiltration effectively and efficiently by not allowing excessive heat loss and by conditioning the air captured in an adjusted volume of space. The design reconfigures the entry and re-orient the entrance doors towards the south. The project adds 319 SF to the ground floor and 1,300 SF to the second floor, and aims to provide a consistent architectural vocabulary with the recently renovated parts of Statler Hall along Campus Road and Statler Drive. The project also includes a new sidewalk and corner treatment, outdoor gathering space, seating, and lighting. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act, and is subject to environmental review.

Projects Carried Over from Previous Months:

Project: Site Plan Review — South Meadow Marketplace Expansion

Location: 744 South Meadow St. (former K-Mart)

Applicant: James A. Boglioli, for Buffalo-Greenbriar Associates, LLC, Owner

Anticipated Board Action(s) in November: Consideration of Preliminary & Final Approval

Project: Minor Subdivision, Emerson Power Transmission Corp.

Location: 620-640 S. Aurora St., Tax Parcel #106.-1-8

Applicant: Russell E. Maines, for owner, Emerson Power Transmission Corp.

Anticipated Board Action(s) in November: TBA

cc: Mayor Svante Myrick & Common Council
Dr. Luvelle Brown, Superintendent, ICSD
Jay Franklin, Tompkins County Assessment